



FEES FOR PLANNING APPLICATIONS

All applications for planning permission, except those referred to on page 4, must be accompanied by a fee.

CATEGORY OF DEVELOPMENT	FEE PAYABLE
<p>1. The erection of dwellinghouses (other than development within category 6 below)</p>	<p>(a) Where the application is for outline planning permission and –</p> <ul style="list-style-type: none"> (i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area; (ii) the site area exceeds 2.5 hectares, £8,285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000. <p>(b) in other cases –</p> <ul style="list-style-type: none"> (i) where the number of dwellinghouses to be created by the development is 50 or fewer, £335 for each dwellinghouse; (ii) where the number of dwellinghouses to be created by the development exceeds 50, £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.
<p>2. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7).</p>	<p>(a) Where the application is for outline planning permission and –</p> <ul style="list-style-type: none"> (i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area; (iii) the site area exceeds 2.5 hectares, £8,285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000. <p>(b) in other cases –</p> <ul style="list-style-type: none"> (i) where no floor space is to be created by the development, £170 (ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £170; (iii) where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres, £335; (iv) where the area of the gross floor space to be created by the development exceeds 75 square metres, but does not exceed 3750 square metres, £335 for each 75 square metres of that area; (v) where the area of gross floor space to be created by the development exceeds 3750 square metres, £16,575, and an additional £100 for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £250,000.
<p>3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).</p>	<p>(a) Where the application is for outline planning permission and –</p> <ul style="list-style-type: none"> (i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;

	<ul style="list-style-type: none"> (ii) the site area exceeds 2.5 hectares, £8,285, and an additional £100 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000. <p>(b) in other cases –</p> <ul style="list-style-type: none"> (i) where the area of gross floor space to be created by the development does not exceed 465 square metres, £70; (ii) where the area of the gross floor space to be created by the development exceeds 465 square metres, but does not exceed 540 square metres, £335; (iii) where the area of the gross floor space to be created by the development exceeds 540 square metres, but does not exceed 4215 square metres, £335 for the first 540 square metres, and an additional £335 for each 75 square metres in excess of 540 square metres; and (iv) where the area of gross floor space to be created by the development exceeds 4215 square metres, £16,565, and an additional £100 for each 75 square metres in excess of 4215 square metres, subject to a maximum in total of £250,000.
4. The erection of glasshouses on land used for the purposes of agriculture.	<p>(a) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £70;</p> <p>(b) where the area of gross floor space to be created by the development exceeds 465 square metres, £1,870.</p>
5. The erection, alteration or replacement of plant or machinery.	<p>(a) Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 5 hectares, £16,565, and an additional £100 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000.</p>
6. The enlargement, improvement or other alteration of existing dwellinghouses.	<p>(a) Where the application relates to one dwellinghouse, £150;</p> <p>(b) where the application relates to 2 or more dwellinghouses, £295.</p>
7. (a) The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or	£150
(b) the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.	£170
8. The carrying out of any operations connected with exploratory drilling for oil or natural gas.	<p>(a) Where the site area does not exceed 7.5 hectares, £335 for each 0.1 hectares of the site area;</p> <p>(b) where the site area exceeds 7.5 hectares, £25,000, and an additional £100 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £250,000.</p>

<p>9. The carrying out of any operations not coming within any of the above categories.</p>	<p>(a) In the case of operations for the winning and working of minerals -</p> <ul style="list-style-type: none"> (i) where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area; (ii) where the site area exceeds 15 hectares, £25,315, and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000. <p>(b) in any other case, £170 for each 0.1 hectare of the site area, subject to a maximum of £250,000.</p>
<p>10. The change of use of a building to use as one or more separate dwellinghouses.</p>	<p>(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses –</p> <ul style="list-style-type: none"> (i) where the change of use is to use as 50 or fewer dwellinghouses, £335 for each additional dwellinghouse; (ii) where the change of use is to use as more than 50 dwellinghouses £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000; <p>(b) in all other cases –</p> <ul style="list-style-type: none"> (i) where the change of use is to use as 50 or fewer dwellinghouses, £335 for each dwellinghouse; (iii) where the change of use is to use as more than 50 dwellinghouses £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.
<p>11. (a) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or (b) for use of land for the storage of minerals in the open.</p>	<p>(a) Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 15 hectares £25,315, and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000.</p>
<p>12. The making of a material change in the use of a building or land (other than a material change of use in category 10, 11 (a) or 11 (b)).</p>	<p>£335</p>
<p>13. Fee for confirmation of compliance with condition attached to planning permission: England</p> <ul style="list-style-type: none"> - Householder where the request relates to a permission for development which falls within category 6 or 7(a) of Part 2 to Schedule 1 - Ancillary operations where the request relates to a permission for development which falls within any other category of that Schedule. <p>It will be noted that this fee will be refunded if the local planning authority fails to give the written confirmation requested within a period of twelve weeks from the date on which the authority received the request.</p>	<p>£25 for each request</p> <p>£85 for each request</p>

NO FEE IS PAYABLE IN RESPECT OF THE FOLLOWING CLASSES OF APPLICATION

- (i) Extension and alterations to a dwelling, or operations within its curtilage, for a disabled person, to improve their access to or within the dwelling or to provide facilities for their greater safety, health or comfort. Any such application should be accompanied by evidence that the resident of the dwelling is a registered disabled person to whom section 29 of the National Assistance Act 1948 applies.
- (ii) Any application for development or retention of a building or works, continuation of a use or a change of use, any of which would have been permitted development were it not for either a direction made under Article 4 of the General Permitted Development Order or a condition imposed upon a specific planning permission taking away permitted development rights.
- (iii) Application within 12 months of the grant or refusal of permission, or in the case of withdrawn applications, 12 months from the date of submission, provided the earlier application was for similar development by the same applicant, in respect of the same land and for development of the same character or description or, where an appeal has been lodged with the Secretary of State in default of a planning decision within the statutory period, within 12 months of the expiry of that statutory period. These exemptions can only be claimed once.

REDUCED FEES

Where the application is made by or on behalf of a Parish Council the fee is reduced by one half.

